

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

607B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 15, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 918 – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre). (Legislative)

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use

Ron Goldman
Planning Director

Initials:
RG: [initials]

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 7/9/2010
Tina Grande
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Second

Agenda Number:

16.1

designation in accordance with Exhibit #5; based on the findings and conclusions incorporated in the staff report; and, subject to resolution adoption by the Board of Supervisors.

BACKGROUND:

November 4, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008, Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and, therefore, recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

From the October 1, 2008, Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Concerned about the design of project.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 8.1: GENERAL PLAN AMENDMENT NO. 918** – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10). (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Matt Straite, at 951-955-8631 or email mstraite@rctlma.org.

The following spoke in favor of the subject proposal:

Mo Faghihi, Applicant's Representative, Webb & Assoc. 3788 McCray St. Riverside, CA 92506

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-1, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use designation in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 918** to the Board of Supervisors.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 1, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 918** – (Technical and Entitlement/Policy) – Applicant: William Van Leeuwen – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) – Location: northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 91.85 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) and Watercourse, Watershed & Conservation Areas (W-1) APNs: 152-050-035, 152-050-039, and 152-050-040.

II. PROJECT DESCRIPTION

The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre), Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre); and, Open Space: Recreation (OS:R).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Russell Brady at 951-955-1888 or e-mail rbrady@rctlma.org.

The following spoke in favor of the subject proposal:

Mo Faghihi, Applicant's Representative, 3788 McCray St. Riverside, CA 92506

No one spoke in neutral, or opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 8.1
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Adam Rush
Planning Commission: July 14, 2010

General Plan Amendment No. 918
Environmental Assessment No. 41740
Applicant: William Van Leeuwen
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

The proposed project is located in the Eastvale community of the Eastvale Area Plan of Western Riverside County; more specifically, the project is located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue.

BACKGROUND:

November 4, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008, Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and, therefore, recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

From the October 1, 2008, Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Concerned about the design of project.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

ISSUES OF CONCERN:

The applicant has requested to proceed with a public hearing on the General Plan Amendment absent the submission of a Tentative Tract Map or Plot Plan.

Handwritten signature and date: 11/17/08

JUSTIFICATION FOR THE PROPOSED GENERAL PLAN AMENDMENT

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 918 falls into the Technical and Entitlement/Policy Amendment categories, since it will make a minor change in the boundary of the General Plan Open Space (OS:C) designation so that it will more accurately reflect the Federal Emergency Management Agency's (FEMA) Map Flood Plain and will change the General Plan land use designation within the Community Development Foundation.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings would justify a **technical amendment**. The findings for a Technical Amendment are:

- a. The proposed amendment would not change any policy direction or intent of the General Plan; and,
- b. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings would justify an **entitlement/policy amendment**. The findings for an Entitlement/Policy Amendment are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or
 - (3) Any Foundation Component designation on the General Plan
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Consideration Analysis for General Plan Technical Amendment:

First Required Finding: The first required finding explains that the proposed amendment would not change any policy direction or intent of the General Plan. Given staff's review of the proposed Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) and the Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) land use designations, the proposed designations could satisfy each of the General Plan Principles and Policies. The project site is located in the Eastvale Area Plan, which can be considered a gateway community between Riverside and San Bernardino counties. It is also in close proximity to the Cities of Norco and Corona.

It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles and densities, a wide range of prices and accommodating a wide range of life styles in diverse community settings. Development of implementing projects, such as condos or apartments, will result in an increase in housing, and will provide the community a choice and variety of housing opportunities, this satisfying the Community Design Principle of the General Plan.

Second Required Finding: The second required finding explains that the proposed amendment will include a minor change in the boundary of the land use designations and will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries. Upon staff's review and information provided by the applicant, it can be found that the proposed amendment will more accurately reflect the FEMA Map Flood Plain for the project site. Exhibit A provided by the applicant, delineates the existing floodway limits.

CONSIDERATION ANALYSIS FOR GENERAL PLAN ENTITLEMENT/POLICY AMENDMENT:

First Required Finding: The first required finding explains that the proposed amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: The High Density Residential (HDR) (8 – 14 Dwelling Units per Acre) and a Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) Land Use Designation for the parcel in question will achieve the future vision of General Plan. It is possible to make this finding. Housing is one of the most basic community needs for the growing population in Riverside County, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities. Construction of implementing projects has the potential of providing 229 housing units on the project site.

(2) Any General Plan Principle: Given staff's review the proposed designation will satisfy each of the General Plan Principles and Policies.

(3) Any Foundation Component designation in the General Plan: the project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed amendment is within the community of Eastvale which is composed primarily of residential subdivisions. The proposed amendment is conditionally consistent with the existing General Plan Land Use designation and with the pattern of approved development adjacent to the site and along Citrus Street, Hamner Avenue, and Cleveland Avenue. The findings can be made that the proposed amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the

proposed amendment is “Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.” As previously stated, the proposed amendment can be found consistent with the existing General Plan as Citrus Street and portions of Hamner Avenue have developed as residential areas within the Eastvale Area Plan. Residential Tracts 29694, 31323 and 30817 were approved in 2003, and have been built out. This finding can be made for the proposed amendment. Also, two Regional Parks have been approved – Eastvale Regional Park and Silverlakes Regional Park, on both sides of Hamner Avenue.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) |
| 2. Existing Zoning (Ex. #2): | Heavy Agriculture – 10 Acre Minimum (A-2-10) |
| 3. Surrounding Zoning (Ex. #2): | Planned Residential (R-4) to the north, Watercourse, Watershed and Conservation Areas to the east and south and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west |
| 4. Existing Land Use (Ex. #1): | Single Family Residences, Golf Driving Range, Agriculture |
| 5. Surrounding Land Use (Ex. #1): | Single Family Residences to the north, vacant land to the east and south and a Single Family Residence to the west |
| 6. Project Data: | Total Acreage: 16.24 Gross Acres |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use designation in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 918** to the Board of Supervisors.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;

- b. The Stephens Kangaroo Rat Fee Area;
 - c. A High Fire Area;
 - d. A county service area;
 - e. A community facilities district;
 - f. The boundaries of a Redevelopment Area;
 - g. An area drainage plan area; or,
 - h. A dam inundation area.
3. The project site is located within:
- a. FEMA Flood Zone A
 - b. The boundaries of the Corona-Norco Unified School District;
 - c. A WRCMSHCP Criteria Cell;
 - d. The Santa Ana River Watershed;
 - e. The Santa Ana River Policy Area;
 - f. An area of high (high A) and low paleontological sensitivity;
 - g. An area susceptible to subsidence; and,
 - h. An area of high and very high liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 152-050-050.

2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**
4 **GENERAL PLAN AMENDMENT NO. 918**

5 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
6 public hearing was held before the Riverside County Planning Commission in Riverside, California on
7 July 14, 2010, to consider the above-referenced matter; and,
8

9 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
10 County CEQA Implementation Procedures have been met and the environmental document prepared or
11 relied on is sufficiently detailed so that all the potentially significant effects of the project on the
12 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
13 accordance with the above-referenced Act and Rules; and,
14

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on July 14, 2010, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

22 **ADOPTION/CERTIFICATION** of the environmental document, Environmental Assessment
23 No. 41740;

24 **ADOPTION** of General Plan Amendment No. 918
25
26
27
28

GENERAL NOTES

OWNER
 WILLIAM AND DELORES VAN LEEBEN
 13000 CITRUS STREET
 CORONA, CA 92680
 PHONE: (951) 734-5714

ENGINEER
 ALBERT A. WEBB ASSOCIATES
 3740 McCRAY STREET
 RIVERSIDE, CA 92506
 (909) 686-1070

APPLICANT
 WILLIAM A. VAN LEEBEN
 13000 CITRUS STREET
 CORONA, CA 92680
 PHONE: (951) 734-2401

ASSESSOR'S PARCEL No.'s

152-050-050

ACREAGE	
EXISTING	PROPOSED
LANDUSE (GR0255)	ACREAGE
MDR 14.79	16.24
OS-R 1.51	
TOTAL	16.24

LAND USE

EXISTING LAND USE: AGRICULTURE
 PROPOSED LAND USE: HIGH-DENSITY RESIDENTIAL, APTS, CONDO
 PROPOSED GENERAL PLAN: MDR + OS-R

UTILITIES

WATER: JURIPA COMMUNITY SERVICES DISTRICT
 SEWER: SAN JUAN VALLEY DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: VERIZON
 TELEVISION: INDIVIDUAL RECEPTION/CABLE

SCHOOL DISTRICT

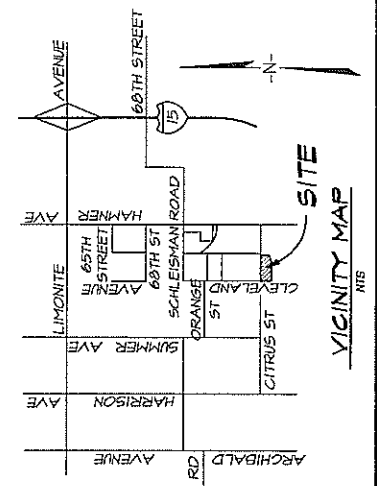
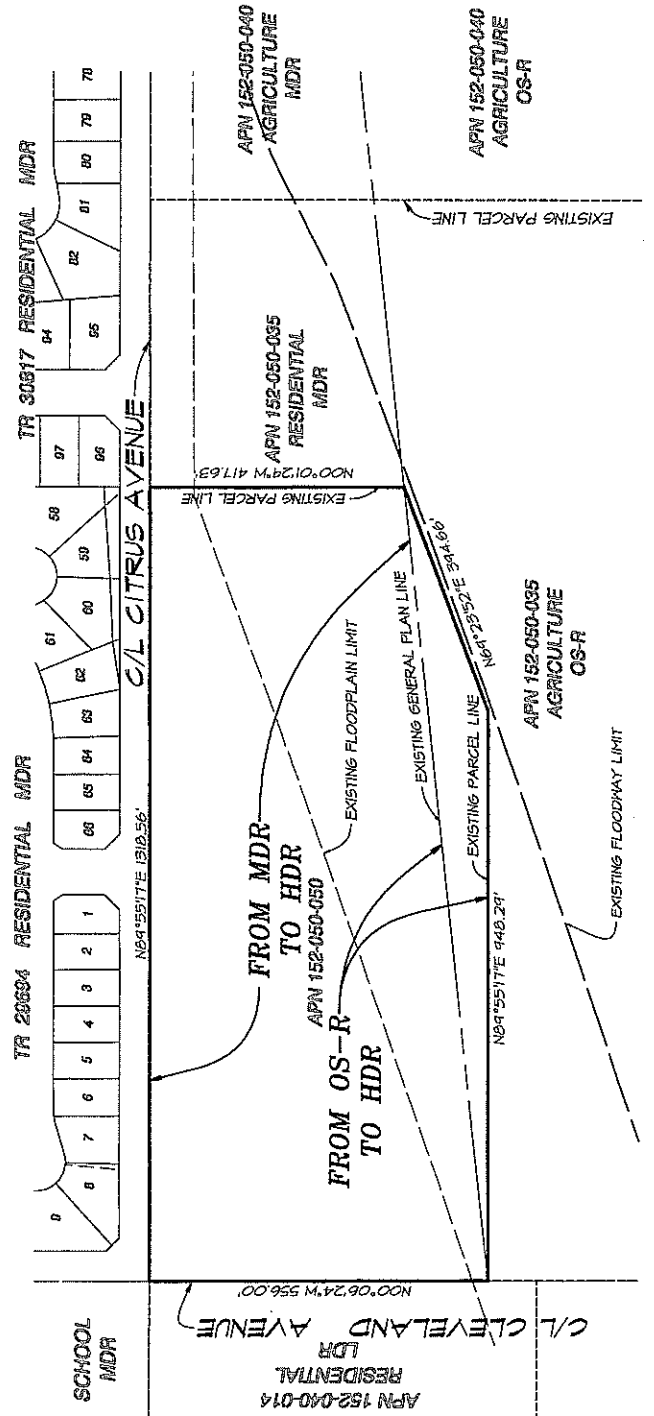
CORONA-NORCO UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

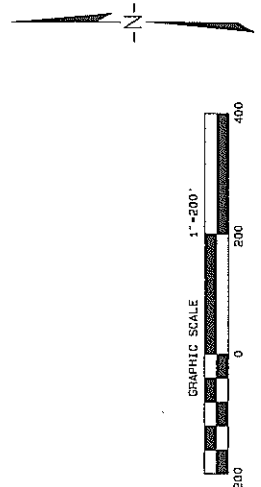
PARCELS 3 OF LOT LINE ADJUSTMENT 4660, GRANT DEED RECORDED IN 26603, INSTRUMENT NO. 484167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTES

1. 2009 THOMAS BROCS. MAP BOOK. PAGE 663, GRID D2



CASE: GPA00918
EXHIBIT: A
DATED: 4/20/10
PLANNER: B. BREWINGTON



GPA 00918	
ADDED FLOODWAY & FLOODPLAIN LIMITS	04-20-10 JVA
REVISED APN NUMBERS	02-29-10 JVA
REMOVED PARCELS 1 & 2 FROM GPA	01-08-10 JVA
REVISIONS	DATE BY

GENERAL PLAN AMENDMENT

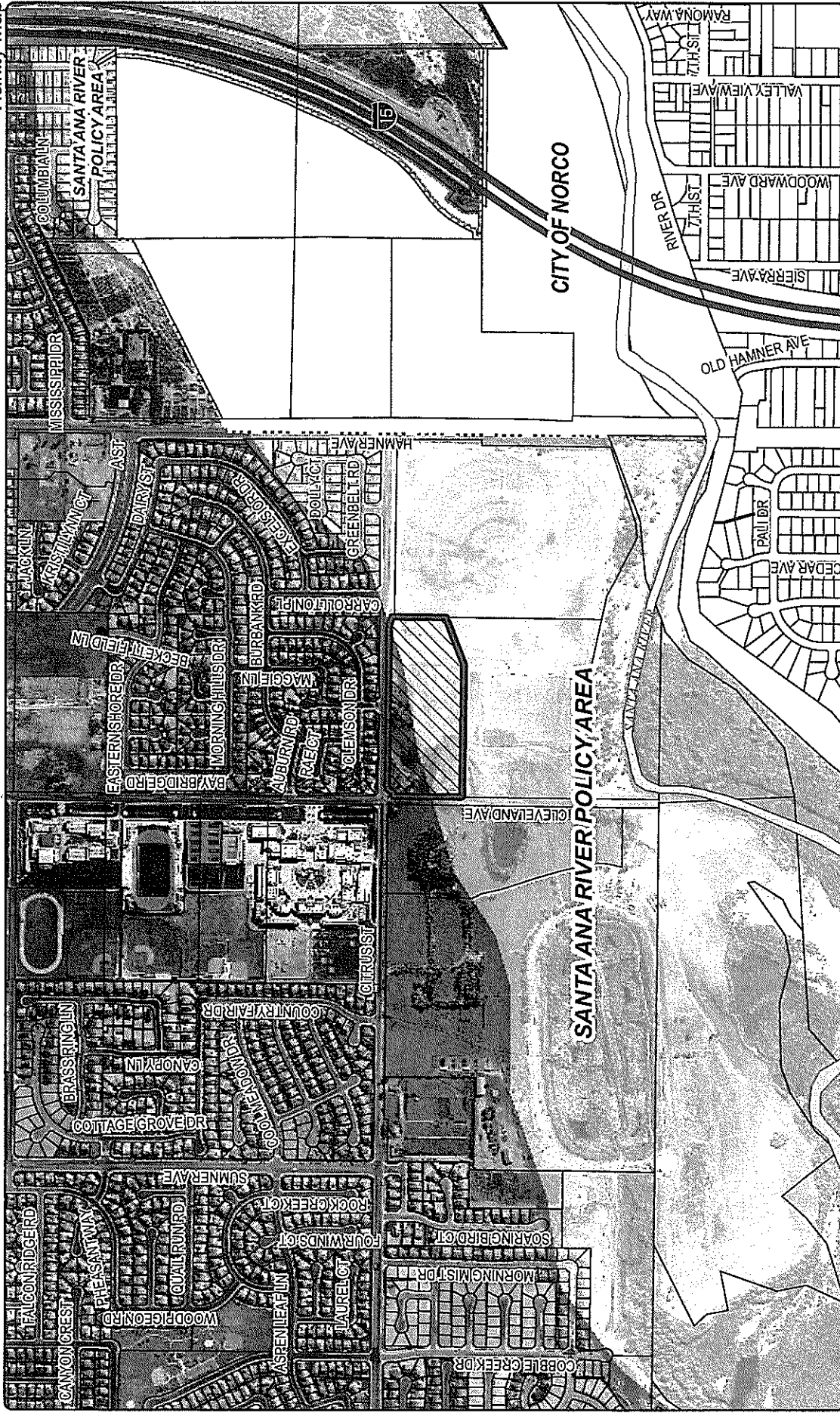
PARCELS 1 thru 3 OF LOT LINE ADJUSTMENT 4660 GRANT DEED RECORDED IN 26603 INSTRUMENT NO. 484167, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SCALE: 1"=200'	APPLICANT: WILLIAM A. VAN LEEBEN	SHEET NO. 1
DATE: 4/20/10	ENGINEER: ALBERT A. WEBB ASSOCIATES	OF 1 SHEETS
DESIGNED: JVA	CITY OF RIVERSIDE	FILE: C:\WORK\10-2010\GPA00918.dwg
CHECKED: JVA	RIVERSIDE, CA 92506	DWG. NO. 00000000
PLT. OR REF.:	FILE: C:\WORK\10-2010\GPA00918.dwg	
P.D.:	PLT. DATE: 4/20/2010	

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00918
VICINITY/POLICY AREAS**

Supervisor Tavaglione
District 4

Date Drawn: 2/23/2010
Vicinity Map



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrng.ca.gov/riverside/pln.ca.us/index.html>

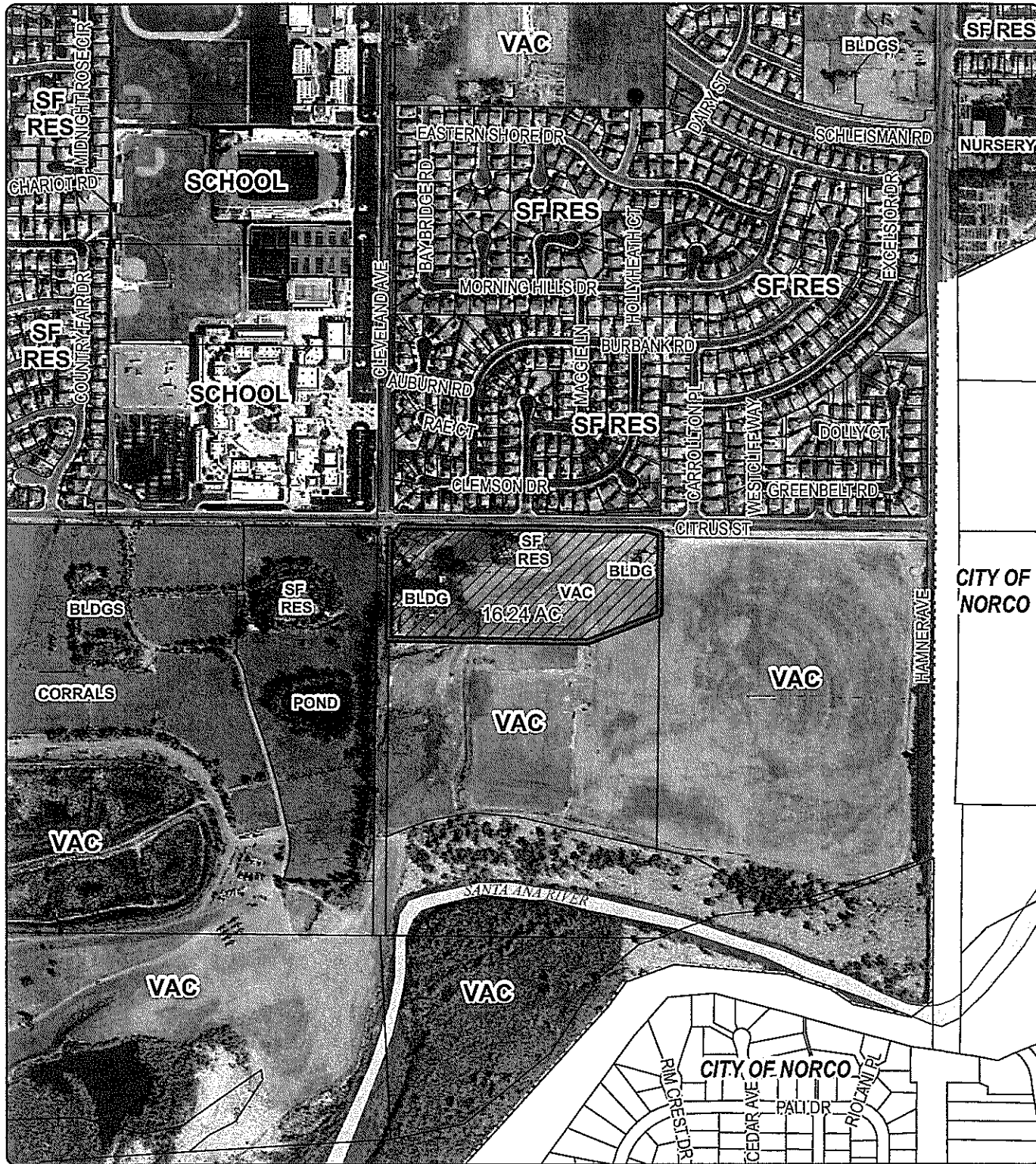
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

LAND USE

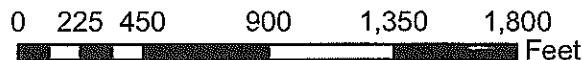
Supervisor Tavaglione
District 4

Date Drawn: 2/23/2010
Exhibit 1



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009



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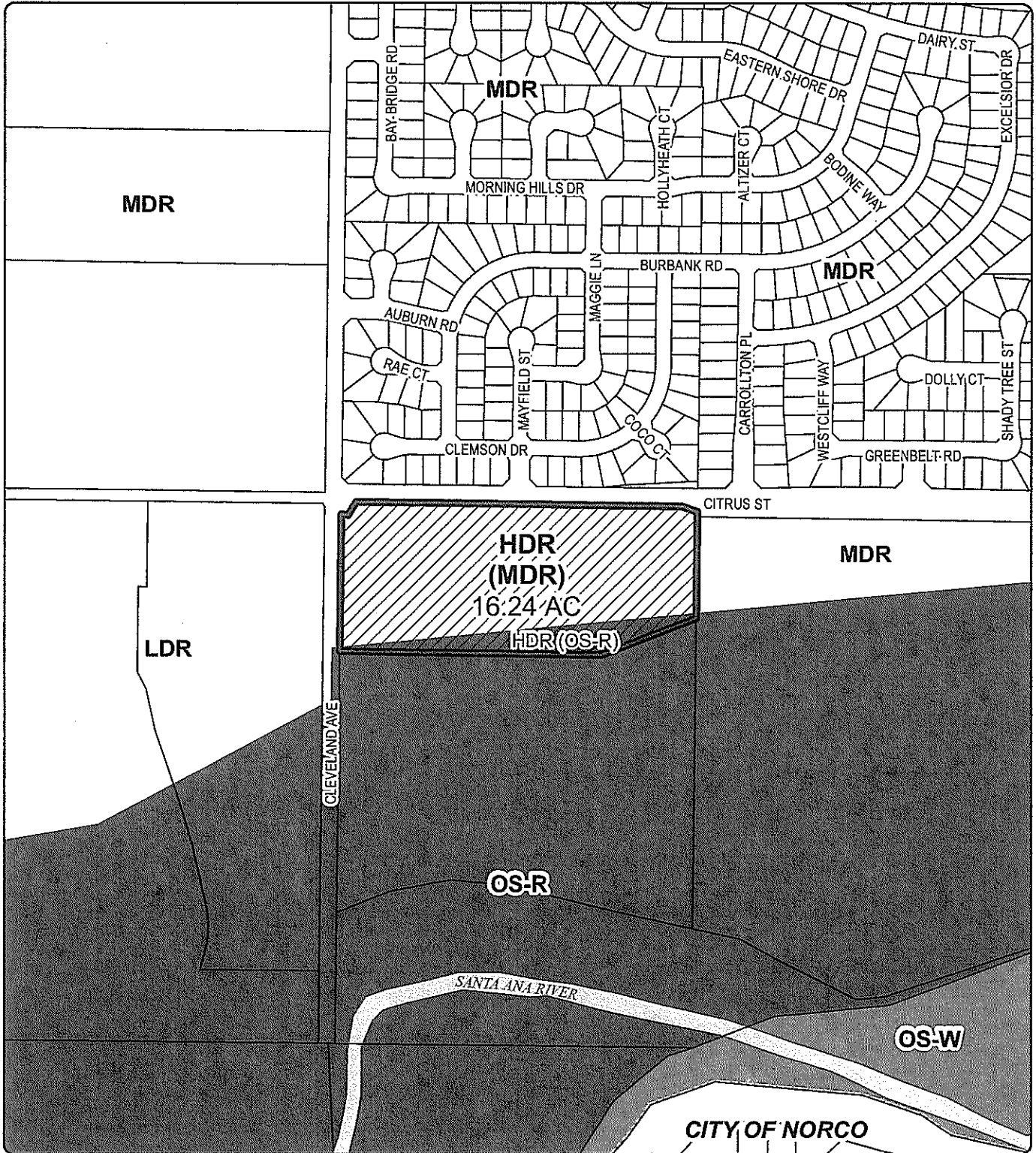
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

EXISTING GENERAL PLAN

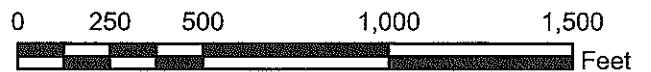
Supervisor Tavaglione
District 4

Date Drawn: 2/23/2010
Exhibit 5



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009



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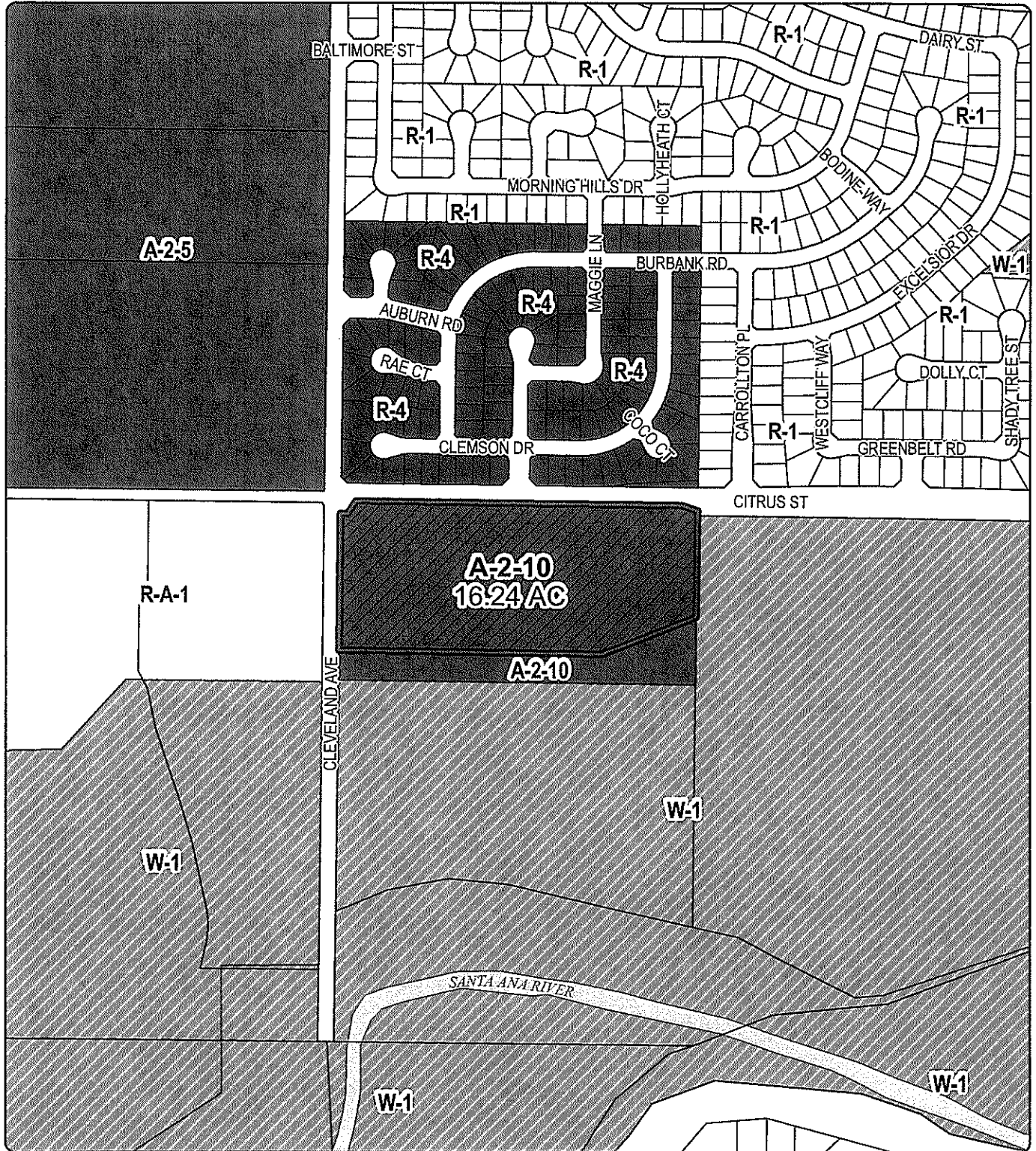
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

EXISTING ZONING

Supervisor Tavaglione
District 4

Date Drawn: 02/22/2010
Exhibit 2



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lmna.co.riverside.ca.us/index.html>



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41740
Project Case Type (s) and Number(s): General Plan Amendment No. 918
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Adam Rush
Telephone Number: (951) 955-9076
Applicant's Name: William Van Leeuwen
Applicant's Address: 13000 Citrus Street, Corona, CA 92880
Engineer's Name: Albert A. Webb & Associates
Engineer's Address: 3788 McCray Street, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 16.24 gross acres

Residential Acres: 16.24	Lots: N/A	Units: Approx. 130 – 227 units	Projected No. of Residents
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 152-050-050

E. Street References: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 7 West, Section 36

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Eastvale Area Plan of Western Riverside County. The project site currently contains a single family residence, agricultural production and vacant land. The majority of the site has been disturbed due to agricultural activities. The vegetation on the site consists of residential/urban/exotic vegetation in the proximity of the existing residence and field/croplands within the majority of the site. The project site is located to the north of the Santa Ana River and the flood plain of the river traverses the southern portion of the site. Riparian vegetation associated with the river abuts the southern portion of the site. The project site is also surrounded by residential uses to the north and beyond the river to the south. Property to the east and west of the site is currently vacant. Eleanor Roosevelt High School is located northwest of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated for Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) and Open Space: Recreation (OS: R). The project proposes a General Plan Amendment to alter the land use designations of the site to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre). Any subsequent development application would have to conform to the Community Development: High Density Residential land use policies of the General Plan.
2. **Circulation:** Access to the project site is provided by Hamner Avenue, Cleveland Avenue and Citrus Street. Hamner Avenue is designated as a Major Highway with a 118 foot ultimate right-of-way. Both Cleveland Avenue and Citrus Street are designated as Secondary Highways with a 100 foot ultimate right-of-way. Adequate access is present to accommodate a High Density Residential Development and Recreational uses.
3. **Multipurpose Open Space:** The project site is located with a Multi-Species Habitat Conservation Cell (Cell No. 786). HANS 1917 was submitted and reviewed by the Environmental Programs Department (EPD). It was determined that the project site does not contain riparian or riverine resources, no suitable habitat for narrow endemic plant species and no suitable habitat for the burrowing owl.
4. **Safety:** The project site is not located within a fault zone or high fire area. The project site is located within a flood plain; however, the portion of the site that is within the floodway will be designated for Open Space: Recreation. Housing will not be placed within the floodway. Standard mitigation measures with respect to grading and, if necessary, removing the project from flood plain boundaries, will be applied to the design and construction of this project. The project site is also within an area that is subject to liquefaction and subsidence. Implementing projects will be reviewed by the County Geologist and conditioned as appropriate. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. Any subsequent development shall comply with all applicable policies of the safety element.
5. **Noise:** The proposed project shall alter the land use designation of the site to allow for High Density Residential Development. Construction of the project has the potential to raise the ambient noise level surrounding the project site. However, implementing projects will be required to incorporate noise buffers such as setbacks, landscaping or block walls into the design and construction of the project in order to achieve acceptable noise levels described in Ordinance 847. This project complies with all applicable policies of the noise element.
6. **Housing:** The general plan amendment will possibly result in additional dwelling units within the project site. The project complies with all applicable policies of the housing element.
7. **Air Quality:** The general plan amendment will increase the density of approximately 16.24 acres of the site from 2-5 dwelling units per acre to 8-14 dwelling units per acre. The general plan amendment will result in additional vehicle trips in the vicinity of the project; however, the project is for residential and recreational uses and is not a substantial point

source emitter. The project shall comply with all applicable policies of the air quality element.

B. General Plan Area Plan(s): Eastvale

C. Foundation Component(s): Community Development and Open Space

D. Existing Land Use Designation(s): Medium Density Residential (MDR) (2-5 dwelling units per acre) and Recreation (R).

E. Overlay(s), if any: Eastvale Neighborhood Preservation Overlay

F. Policy Area(s), if any: Santa Ana River Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Eastvale to the north, south, east and west

2. **Foundation Component(s):** Community Development to the north, east and west, Open Space to the south

3. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5) dwelling units per acre to the north and east, Recreation (R) to the south, and Low Density Residential (1/2 Acre Minimum) to the west.

4. **Overlay(s) and Policy Area(s), if any:** Santa Ana River Policy Area to the south, east and west.

H. Adopted Specific Plan Information:

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Planned Residential (R-4) to the north, Watercourse, Watershed & Conservation Areas (W-1) to the east and south and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible

would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Betsy Brewington
Signature

4/20/10
Date

Betsy Brewington
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located west of Interstate 15. However, Interstate 15 is not considered a scenic highway and is not eligible for scenic highway status. Therefore, the impact is considered less than significant.

b) The project site is currently being used for agricultural purposes and does not contain significant rock outcroppings, vegetation or unique landmark features. Development of the project site as high density residential has the potential to obstruct a prominent scenic vista or view open to the public. However, the project would be conditioned to comply with the County's design guidelines and landscaping requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCLIS, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is 57.05 miles away from the Mt. Palomar Observatory. No special requirements contained in Ordinance 655 will apply to this project. Therefore, the Mt. Palomar Observatory will not be impacted by the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed land use designation of Community Development: High Density Residential (CD:HDR)(8-14 dwelling units per acre) could create a new source of light which would accompany any new residential development. Lighting would be required to be shielded and hooded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces shall be minimized in construction of the development which would limit the potential for substantial glare created by the project. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The amount of light that will be created is consistent with levels found in typical residential developments. There are existing residences to the north of the project site. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with County requirements to prevent spillover onto adjacent properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS and Project Application Materials.

Findings of Fact:

a) The project site is designated as Farmland of Local Importance, Farmland of Statewide Importance and Prime Farmland. The project site currently contains a single family residence, agricultural production and vacant land. The project will convert 16.24 acres to allow for high density residential uses. The remaining portion of the site, about 61 acres, will remain as Open Space-Recreation. The surrounding area consists of single family residential to the north and west and vacant land to the east and south.

b) The project site is not located with an Agricultural Preserve.

c) The project would result in the creation of high density residential uses within 300 feet of property zoned for Agricultural uses. The parcel to the northwest of the site is zoned Heavy Agriculture – 5 Acre Minimum (A-2-5); however, it does not contain active agricultural uses, but has been fully developed as a school campus.

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential and vacant land. Therefore, the project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan land use designation of the site from Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre. Approval of the general plan amendment to high density residential will ultimately result in an increase the population for the project site; however, the increase does not exceed the number of dwelling units identified for multiple family dwellings in Table 6-2 of the SCAQMD CEQA Air Quality Handbook. Therefore, the impact is considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The General Plan (2003) is a policy document that reflects the vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element.

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occur. In accordance with standard requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. The project will be required to provide water efficient landscaping and irrigation, bicycle racks, and pedestrian walkways per standard County requirements. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors include residential uses to the north and west of the site. Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. However, due to the temporary nature of the project construction, activities are anticipated to produce less than significant impacts. Additionally, adherence to County Ordinances would minimize these emissions through construction method and equipment standards. The proposed residential uses would not create substantial point source emissions. Therefore, the impact is considered less than significant.

e) The proposed project may result in the development of high density residential uses. Residential uses are considered a sensitive receptor; however, there are no existing substantial point source emitters within one-mile of the project site. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in or create objectionable odors. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: RCLIS, WRCMSHCP, On-site Inspection

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); it is also located within Cell Number 786. A Habitat and Negotiation Strategy (HANS) application was submitted on the site (HANS01917) in 2008 and reviewed by the Environmental Program Department. The result of this review was that no conservation on the project site was required. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.

c) The project site has been disturbed by previous agricultural activity. It is not anticipated that the project will have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impact is considered less than significant.

d) The project site is located in an area that has been disturbed by agricultural uses in the past. The site is primarily devoid of wildlife habitat. Although wildlife currently can move freely throughout the site, this parcel is not considered a corridor or constrained linkage area. Therefore the project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) HANS 1917 was submitted and reviewed by the Environmental Programs Department. The biological report prepared by AMEC dated October 14, 2009, concluded that there are no riparian or riverine resources located on the project site. In addition, no fairy shrimp habitat, or suitable burrowing owl habitat or narrow endemic plant species was indentified. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) HANS 1917 was submitted and reviewed by the Environmental Programs Department. The biological report prepared by AMEC dated October 14, 2009, concluded that there are no vernal pools present on site. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

g) The project site does not contain any oak trees or other protected resources. Therefore, the project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES	Would the project			
7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The project site does not contain any historical structures. Therefore, no impacts are anticipated.
- b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, SB 18 Consultations

Findings of Fact:

- a-b) The project site does not contain any known archeological sites or resources. Developers of implementing projects will be required to notify proper authorities should inadvertent archaeological finds be discovered during ground disturbance activities. This is a standard requirement and not considered mitigation pursuant to CEQA.
- c) No human remains are known to be within the project site. Developers of implementing projects will be required to notify proper authorities should human remains be encountered during project construction. This is a standard requirement and not considered mitigation pursuant to CEQA.
- d) There are no known existing religious or sacred uses within the project site. No impacts are anticipated to religious or sacred uses as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is located within an area that is classified as having both a Low Potential and High Sensitivity (High A) potential for paleontological resources. Prior to issuance of a grading permit for the site, the developer would have to do the following: 1. Retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

Mitigation: Prior to issuance of a grading permit for any implementing projects, the applicant will be required to obtain a Paleontologist to monitor grading activities and prepare a Paleontological Resource Impact Mitigation Program.

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," RCLIS

Findings of Fact:

a-b) The project site is not located within a known fault zone or within 1/2 mile of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is located in an area of high to very high liquefaction potential. Implementing projects would be subject to review and comment by the County Geologist. Construction of implementing projects will be required to comply with California Building Code (CBC) requirements pertaining to high density residential development, which will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: The project site is not located in an area subject to "Earthquake-Induced Slope Instability". However, it is located in an area of Very High General Ground Shaking Risk. The site is likely to be subjected to earthquake induced ground shaking during the expected life span of the project. There are no known faults within the project site, or within 1/2 mile of the project site. California Building Code (CBC) requirements pertaining to high density residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse or rock fall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

14. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: RCLIS

Findings of Fact: The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to high density residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact: There are no active volcanoes in Southern California. The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials

Findings of Fact:

a) The project site is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes will be reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. The applicant will be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required to design the project to protect the health, safety and welfare of the public. Standard conditions of approval will be issued regarding slopes that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project site is relatively flat and it is not anticipated to propose slopes greater than 2:1 or higher than 10 feet.

c) Sewer hook-up will be required for the development of this project. There will be no use of subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval will be issued regarding soil erosion that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, RCLIS

Findings of Fact:

a) There are no rivers, streams or lakebeds within 1,000' of the project site. It is not anticipated that any changes to deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake will take place in the development of this project. Therefore, the impact is considered less than significant.

b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate to high area of wind erosion. The project will decrease the amount of exposed dirt which is subject to wind erosion with the incorporation of concrete, asphalt and landscaping. The project will be conditioned to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project proposes high density residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the impact from hazardous materials is considered less than significant.

b) The project proposes high density residential land uses; however, it may result in the use and disposal of substances such as household cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with the residential uses would not present the potential to create a significant public or environmental hazard.

Additionally, as a result of agricultural uses on the project site, development of the proposed project may result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. A Phase II Environmental Assessment is required to be completed to determine amounts of pesticides or other hazardous materials used on the property.

c) The project will provide adequate access to the proposed high density residential land use and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) There is a school site approximately 300' to the northwest of the project site. However, the project does not propose emission or handling of hazardous materials, substances or wastes. Therefore, the impact is considered less than significant.

e) The project site is not located on a known site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment. Therefore, there is no impact.

Mitigation: Prior to the recordation or grading of an implementing project, A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Environmental Health Departments Hazardous Materials Management Division to verify that the levels are below hazardous waste criteria.

Monitoring: Environmental Health Department during Final Map Recordation processing.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," RCLIS

Findings of Fact:

a-b) The project site is not located within an Airport Master Plan, and will not be subject to review by the Airport Land Use Commission. There will be no impact as a result of this project.

c-d) The project site is not located within two miles of a public airport or public use airport, or a private airstrip or heliport. Development of the project will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," RCLIS

Findings of Fact: The project site is not located within a high fire area. The surrounding parcels do not contain wildlands. It is not likely that people or structures would be exposed to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY	Would the project			
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

Flood plain review is required on a majority of the site. The site is also located within the Santa Ana River Corridor Policy Area (SAPA). Of particular relevance here is the fact that the proposal to increase the height of the Prado Dam would cause inundation of land below an elevation of 566 feet in this area and much of the site lies between the 560 and 580 elevation contours. Among SAPA policies relevant to the site are the following: (1) protect the multipurpose open space attributes of the Santa Ana River Corridor through adherence to policies in the Flood & Inundation Hazards section of the Safety Element, the MSHCP section of the Multipurpose Open Space Element, and the Open Space, Habitat & Natural Resource Preservation section of the Land Use Element; (2) require development, where allowable, to be set back an appropriate distance from the top of bluffs, to protect the natural and recreation values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods; (3) minimize the disruption of sensitive vegetation and species, especially, in and near the 566-foot elevation contour; and (4) preserve areas subject to erosive flooding in a natural state.

a) The proposed high density residential uses have the potential to alter the existing drainage pattern of the site or area. However, grading of implementing projects will be required to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions. Substantial erosion or siltation on- or off-site is not anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed high density residential uses will not violate any water quality standards or waste discharge requirements. Therefore, the impact is considered less than significant.

c) Jurupa Community Services District will provide water during construction, and after construction to the residential development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff will be required to filtrate and should contribute to recharge groundwater. Implementing projects are not anticipated to create or contribute runoff water that would exceed the capacity of existing stormwater or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

d) The proposed project high density residential uses are not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e-f) A portion of the project site lies within a floodplain. Implementing projects will be designed so that no housing is placed in the floodway area. Flood flows will not be impeded or redirected as a part of this project.

g) The proposed project of high density residential development is not anticipated to otherwise degrade water quality. Therefore, the impact is considered less than significant.

h) The proposed project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Floodplains

Degree of Suitability, in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

b) Changes in absorption rates or the rate and amount of surface runoff?

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

d) Changes in the amount of surface water in any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water body?

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS

Findings of Fact:

a) The proposed high density residential uses have the potential to alter the existing drainage pattern of the site or area. However, grading of implementing projects will be required to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions. There are no rivers, streams or lakebeds within 1,000' of the project site. Construction of implementing projects is not anticipated to result in a substantial increase in the amount of surface runoff in that would result in flooding on- or off-site.

b) Construction of implementing projects will be required to submit improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations to Flood Control for review and approval.

c) Implementing projects will be designed so that no housing is placed in a floodway. The project site is not within a dam inundation area. Construction of implementing projects is not anticipated to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

d) There are no rivers, streams or lakebeds within 1,000' of the project site. Changes in the amount of surface water in any water body are not anticipated as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, RCLIS, Project Application Materials

Findings of Fact:

a) The existing land use of the project site is primarily residential with a small amount of open space on the southern portion. This project is simply a proposal to increase the density from 2-5 dwelling units per acre to 8-14 dwelling units per acre. Based on an increase in urbanization with housing tracts and schools to the north of the project site, construction of implementing project will help attain one of the goals of the County's Housing Element, which is to provide a diverse mix of housing to the area.

b) The project site is not within a city sphere of influence and is not directly adjacent to a city or county boundary. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, RCLIS

Findings of Fact:

a) The project site is currently zoned Heavy Agriculture (A-2-10) (10 Acre Minimum). An implementing project will be required to submit a change of zone application which shall be consistent with the proposed General Plan land use designation of Community Development: High Density Residential (CD:HDR)(8-14 dwelling units per acre).

b-c) Implementing projects will be required to submit a change of zone and a project that is consistent with the general plan land use designation.

d) The project site is not in a specific plan. Any proposed projects will be consistent with the proposed land use designations and with the policies of the Comprehensive General Plan.

e) The proposed high density residential development will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.

b) The project site is not located within a known locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, the impact is considered less than significant.

c) The project site is not located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip. Therefore, no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts are expected to occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located approximately 1200 feet from Highway 15. The construction of the project would be conditioned to comply with acoustical studies and California Building Code (CBC) requirements. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Source: Project Application Materials, RCLIS

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

c) The proposed project will not expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project is for high density residential use; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, the construction of the project will increase the number of available housing units and population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing. However, the development of the project will result in an increase in the number of available housing units in the area.
- d) The proposed project is not within a County Redevelopment Area.
- e-f) The proposed project will not cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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34. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The project area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff's services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCLIS

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

Source: RCIP

Findings of Fact: Library services for the existing residence on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

Source: RCIP

Findings of Fact: The proposed residential uses will cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: RCLIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: There is a planned regional park complex under the jurisdiction of the Jurupa Community Services District that is expected to open in the near future.

a) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) Construction of implementing projects are anticipated to include the use of existing neighborhood or regional parks or other recreational facilities planned for the adjacent property. However, it is not anticipated that substantial physical deterioration of the facility would occur or be accelerated by the construction of implementing projects.

c) The project site is not located within a C.S.A. However, there is a planned regional park complex under the jurisdiction of the Jurupa Community Services District that is expected to open in the near future.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. Therefore, no recreational trails shall be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a) This project proposes to change the land use to High Density Residential (HDR) (8-14 dwelling units per acre) on a 16.4 acre site. Implementing projects have the potential to create 227 additional dwelling units. According to the Institute of Transportation Engineers Trip Generation Book (8th Edition), 227 units would result in 1,510 average daily trips.

b) Implementing projects will be required to provide adequate parking based upon the number of residential units. Construction of this project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.

c) This project proposes to change the land use to High Density Residential (HDR) (8-14 dwelling units per acre) on a 16.4 acre site. Through design and construction of implementing projects, a level of service standard established by the county congestion management agency for designated road or highways, is not anticipated to be exceeded, either individually or cumulatively.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) There is no airport within close vicinity of the project site. Construction of implementing projects will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

e) The proposed project will not alter waterborne, rail or air traffic.

f-g) Approval of this project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), or cause an effect upon, or a need for new or altered maintenance of roads. Design and construction of implementing projects will be subject review and requirements of Ordinance No. 461 – Road Improvement Standards and Specifications (Transportation Department).

h) Approval of this project will not cause an effect upon circulation during the construction of implementing project. Implementing projects will be subject to review and requirements of Ordinance No. 457 – Building codes and Fees (Building and Safety Department).

i) Approval of this project is not anticipated to result in inadequate emergency access or access to nearby uses. Implementing projects will be subject to review and requirements set forth in Ordinance No. 787 – Fire Code Standards.

j) Approval of this general plan amendment will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Transit facilities will be constructed as determined by RTA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: There are no General Plan designated bike trails adjacent to the project site. Therefore, no bike trails are proposed or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Jurupa Community Services District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Jurupa Community Services District prior to submission of the first implementing project. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact: Implementing projects with a density of 8-14 units per acre will be required to hook up to a sewer system.

a) Approval of this project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) Approval of this project will not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Implementing projects will be subject to review by the Department of Environmental Health and Jurupa Community Services District.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: Approval of the general plan land use to High Density Residential will not impact utilities. Implementing projects will be transmitted to appropriate utilities for their comments, and conditioned as necessary.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

201 412 22004640

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00 918 DATE SUBMITTED: 2-4-08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: William A. Van Leeuwen E-Mail: _____

Mailing Address: 13000 Citrus Street
Corona, CA 92880
City State ZIP

Daytime Phone No: (951) 734-2401 Fax No: () _____

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: flo.smith@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: William & Delores VanLeeuwen E-Mail: _____

Mailing Address: 13000 Citrus Street
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 734-5714 Fax No: () _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Ea 41740

CFG 05089

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1019 (08/27/07)

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

89,95

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

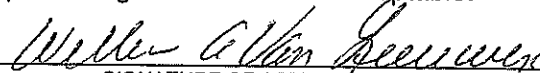
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

William A, Van Leeuwen

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT


AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

William A. Van Leeuwen, Trustee

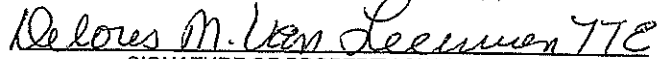
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Delores M. Van Leeuwen, Trustee

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 152-050-35, 039, 040

Section: 36 Township: 2 S Range: 7 W

Approximate Gross Acreage: 91.85 acres

General location (nearby or cross streets): North of Santa Ana River, South of

Citrus Street, East of Cleveland Avenue, West of Hamner Avenue

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 713, D-2

Existing Zoning Classification(s): A-2-10 and W-1

Existing Land Use Designation(s): OS-R and MDR

Proposal (describe the details of the proposed general plan amendment):

Foundation Component Amendment to change approximately 24.84 acres of the site from MDR to HDR and 4.00 from OS-R to HDR, with the remaining portion staying MDR and OS-R

Related cases filed in conjunction with this request:

N/A

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. PP18948, CZ06734

E.A. Nos. (if known) 37149

E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	So. California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	So. California Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	AT&T	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Jurupa Community Services District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Jurupa Community Services District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *J. Smith* Date 2/4/08

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Eastvale

EXISTING DESIGNATION(S): MDR and OS-R

PROPOSED DESIGNATION(S): HDR, MDR, and OS-R

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 918 – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre). (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 14, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING COMMISSION
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CALIFORNIA 92572

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/2/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers GPAC0918 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Vinnie Nguyen

TITLE GIS Analyst

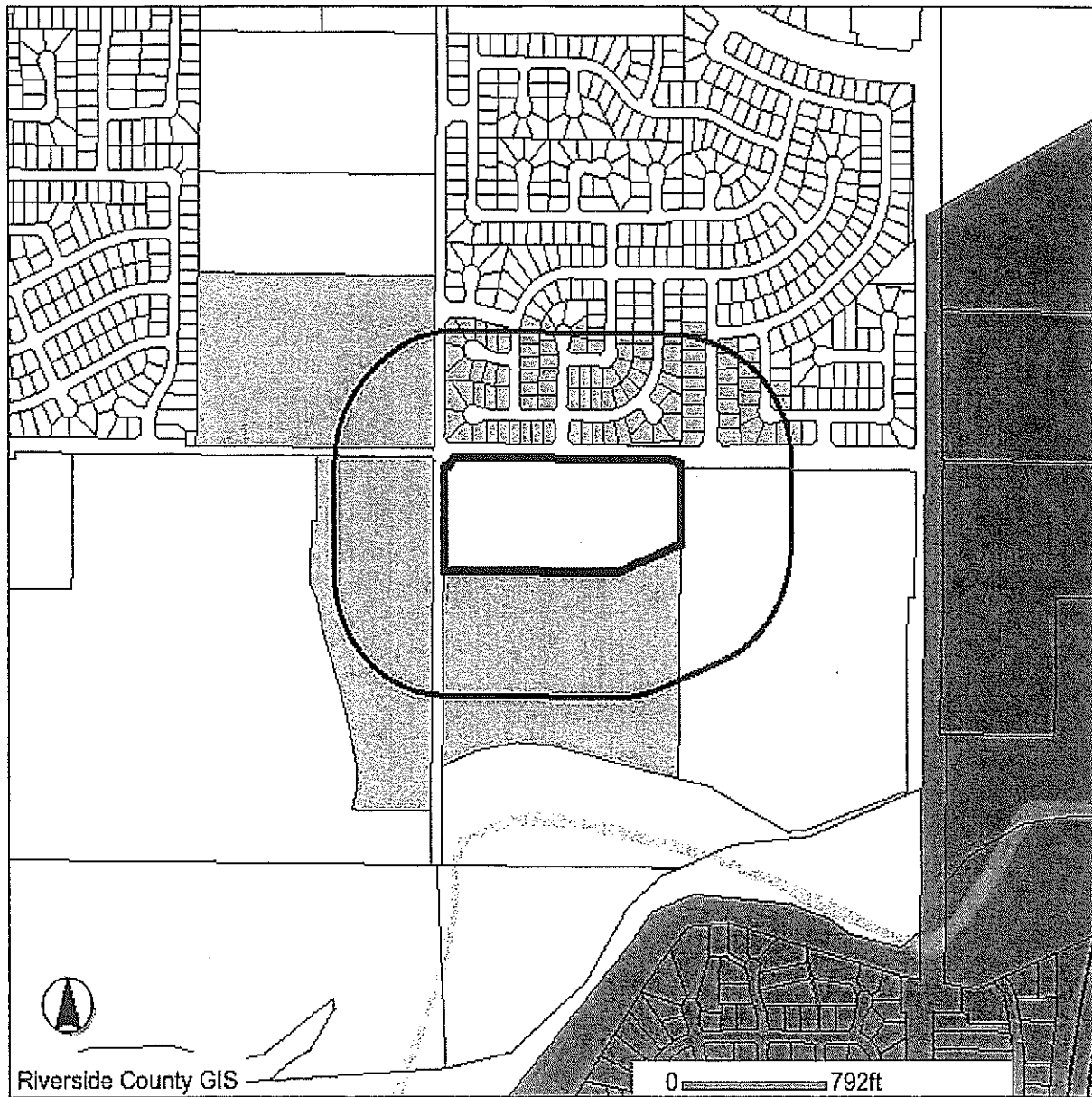
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

✓ 3/3/2010 
EXPIRES: 9/2/2010

600 feet buffer



Selected parcel(s):

- 152-040-012 152-040-035 152-050-035 152-430-011 152-430-012 152-431-002 152-431-003
- 152-431-004 152-431-005 152-431-006 152-431-007 152-431-008 152-431-009 152-431-010
- 152-431-012 152-431-013 152-431-014 152-431-015 152-431-016 152-431-017 152-431-018
- 152-432-001 152-432-002 152-432-003 152-432-004 152-432-005 152-432-006 152-432-007
- 152-432-008 152-432-009 152-480-001 152-480-002 152-480-003 152-480-004 152-480-005
- 152-480-006 152-480-007 152-480-008 152-480-009 152-480-010 152-480-011 152-480-012
- 152-480-013 152-480-014 152-480-015 152-480-016 152-480-017 152-480-018 152-480-019
- 152-480-020 152-480-021 152-480-022 152-480-023 152-480-024 152-481-005 152-481-006
- 152-481-007 152-481-008 152-481-009 152-481-010 152-481-011 152-481-012 152-481-013
- 152-481-014 152-481-015 152-481-016 152-481-017 152-481-018 152-481-019 152-481-020
- 152-482-001 152-482-002 152-482-003 152-482-004 152-482-005 152-482-006 152-482-007
- 152-482-008 152-482-009 152-482-010 152-482-019 152-482-020 152-482-021 152-482-022
- 152-482-023 152-482-024 152-482-025 152-483-001 152-483-002 152-483-005 152-483-006
- 152-483-007 152-483-008 152-483-009 152-483-010 152-483-011 152-483-012 152-483-013
- 152-483-014 152-483-015 152-483-016 152-483-017 152-483-027 152-483-028

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/2/2010



APN: 152040012 ASMT: 152040012
CORONA NORCO UNIFIED SCHOOL DIST
C/O TED E ROZZI
2820 CLARK AVE
NORCO CA 92860

APN: 152040035 ASMT: 152040035
ALTFILLISCH CONST CO
13200 CITRUS ST
CORONA CA 92880

APN: 152050035 ASMT: 152050035
WILLIAM A VANLEEUEWEN
DELORES M VANLEEUEWEN
13000 CITRUS AVE
CORONA CA 92880

APN: 152430011 ASMT: 152430011
MARK F KELLER
CHRISTINA M KELLER
7476 WESTCLIFF WAY
CORONA CA. 92880

APN: 152430012 ASMT: 152430012
AHSAN HAQ
SHIBLI NOMANI
7486 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431002 ASMT: 152431002
NAE JIN KANG
JI YOUN KWON
12685 GREENBELT RD
CORONA CA. 92880

APN: 152431003 ASMT: 152431003
ROBERT A HERRERA
CHRISTINA C HERRERA
12695 GREENBELT RD
CORONA CA. 92880

APN: 152431004 ASMT: 152431004
ALFRED SIXTOS
CYNTHIA SIXTOS
12705 GREENBELT RD
CORONA CA. 92880

APN: 152431005 ASMT: 152431005
GEORGE LEDESMA
ROSALINDA LEDESMA
12715 GREENBELT RD
CORONA CA. 92880

APN: 152431006 ASMT: 152431006
BRANDON VARGAS
TONYA WESTWOOD VARGAS
7489 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431007 ASMT: 152431007
DAVID SANCHEZ
TINA JASPER
7479 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431008 ASMT: 152431008
TSU H TSAI
TERRI SHUMIN TSAI
7469 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431009 ASMT: 152431009
STEVEN OLAGUE
LENA OLAGUE
7459 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431010 ASMT: 152431010
LEON WANG
CONNIE F WANG
7449 WESTCLIFF WAY
CORONA CA. 92880

APN: 152431012 ASMT: 152431012
TRACEY SPIKER
ADAM SPIKER
7434 CARROLLTON PL
CORONA CA. 92880

APN: 152431013 ASMT: 152431013
ALBERTO A MENDOZA
ADRIANA ARVILLA TORRES
7444 CARROLLTON PL
CORONA CA. 92880

APN: 152431014 ASMT: 152431014
THAI SUN
JERSEY M SUN
C/O WEI WANG
1704 DERINGER LN
DIAMOND BAR CA 91765

APN: 152431015 ASMT: 152431015
VIJAY K PURUSOTHAMAN
SHAM K PURUSOTHAMAN
7464 CARROLLTON PL
CORONA CA. 92880

APN: 152431016 ASMT: 152431016
SHUFENG MI
MING JIE XI
C/O MING JIE XI
7474 CARROLLTON PL
CORONA CA. 92880

APN: 152431017 ASMT: 152431017
NAM DANG
7484 CARROLLTON PL
CORONA CA. 92880

APN: 152431018 ASMT: 152431018
ROSEMARIE S GUILLEN
7494 CARROLLTON PL
CORONA CA. 92880

APN: 152432001 ASMT: 152432001
TUAN T KHUU
ANH N LUU
7497 CARROLLTON PL
CORONA CA 92880

APN: 152432002 ASMT: 152432002
WEICHAO LI
XIAOLAN CHEN
5512 SARA MAR LN
TEMPLE CITY CA 91780

APN: 152432003 ASMT: 152432003
AMELIA D ORTIZ
7477 CARROLLTON PL
CORONA CA. 92880

APN: 152432004 ASMT: 152432004
LIN I TSEN
LIN I CHIH
995 E GREEN ST NO 312
PASADENA CA 91106

APN: 152432005 ASMT: 152432005
TIMOTHY C CRANEY
PENNY M CRANEY
7457 CARROLLTON PL
CORONA CA. 92880

APN: 152432006 ASMT: 152432006
LUIS A LOPEZ
MARIA DALIA LOPEZ
7447 CARROLLTON PL
CORONA CA. 92880

APN: 152432007 ASMT: 152432007
STEVE KWON
JEANINE BAINES KWON
7437 CARROLLTON PL
CORONA CA. 92880



APN: 152432008 ASMT: 152432008
THI MAI NGUYEN
P O BOX 10367
WESTMINSTER CA 92685

APN: 152432009 ASMT: 152432009
CHRISTOPHER M BUENO
TERRI A BUENO
7417 CARROLLTON PL
CORONA CA. 92880

APN: 152480001 ASMT: 152480001
JOSE ANGEL BARRAGAN
TERESA ANN BARRAGAN
12917 CLEMSON DR
CORONA CA. 92880

APN: 152480002 ASMT: 152480002
ASHOK PATEL
4433 PACIFIC AVE
FOREST GROVE OR 97116

APN: 152480003 ASMT: 152480003
SONIA LIZETTE LEAL
12937 CLEMSON DR
CORONA CA. 92880

APN: 152480004 ASMT: 152480004
HUANJUN LIU
HONGTAO LIU
C/O HONGTAO LIU
16156 LAKE PADDEN LN
FONTANA CA 92336

APN: 152480005 ASMT: 152480005
JANE DA
7181 LEMON GRASS AVE
CORONA CA 92880

APN: 152480006 ASMT: 152480006
WANDA L WEST
CYNTHIA A JOLIVET
12967 CLEMSON DR
CORONA CA. 92880

APN: 152480007 ASMT: 152480007
MARCO ALDAVE
12977 CLEMSON DR
CORONA CA. 92880

APN: 152480008 ASMT: 152480008
JORGE NILA
KRISTI L ROBLES
12987 CLEMSON DR
CORONA CA. 92880

APN: 152480009 ASMT: 152480009
JESS GOMEZ
MERCEDES GOMEZ
12997 CLEMSON DR
CORONA CA. 92880

APN: 152480010 ASMT: 152480010
FERDINAND D BARIN
MARIA VERONICA BARIN
12992 CLEMSON DR
CORONA CA. 92880

APN: 152480011 ASMT: 152480011
CRISTINA ORTEGA
ADEL BOTROS
12982 CLEMSON DR
CORONA CA. 92880

APN: 152480012 ASMT: 152480012
DAVID DAI NGUYEN
HANH MINDY NGUYEN
12972 CLEMSON DR
CORONA CA. 92880

APN: 152480013 ASMT: 152480013
XIAOQING WANG
305 ALSTER AVE
ARCADIA CA 91006

APN: 152480014 ASMT: 152480014
MARINA VERONICA VERGARA
12952 CLEMSON DR
CORONA CA. 92880

APN: 152480015 ASMT: 152480015
ARLEN G CLEMONS
ANDREA HERRERA CLEMONS
12951 RAE CT
CORONA CA. 92880

APN: 152480016 ASMT: 152480016
RICARDO G HAAG
GABRIELA GUTIERREZ
12961 RAE CT
CORONA CA. 92880

APN: 152480017 ASMT: 152480017
WENDY PAN
3906 W LEHNHARDT AVE
SANTA ANA CA 92704

APN: 152480018 ASMT: 152480018
FEDERICO HERNANDEZ
12981 RAE CT
CORONA CA. 92880

APN: 152480019 ASMT: 152480019
NATHANEL RODRIGUEZ
RUTH RODRIGUEZ
MYRIAM ESCORCIA
12991 RAE CT
CORONA CA. 92880

APN: 152480020 ASMT: 152480020
DENISE H TROSTLE
12996 RAE CT
CORONA CA. 92880

APN: 152480021 ASMT: 152480021
FRANK CARDONA
GRACE CARDONA
12986 RAE CT
CORONA CA. 92880

APN: 152480022 ASMT: 152480022
KYLE ALBERS
JULIE ALBERS
12976 RAE CT
CORONA CA. 92880

APN: 152480023 ASMT: 152480023
TIMOTHY S HERTER
STACEY L HERTER
11 FONTAIRE
CORO DE CAZA CA 92679

APN: 152480024 ASMT: 152480024
RICHARD STEPHEN TALLEY
LLORENA TAMAYO TALLEY
12956 RAE CT
CORONA CA. 92880

APN: 152481005 ASMT: 152481005
GARY CUMMINS
KIRAN CUMMINS
12797 CLEMSON DR
CORONA CA. 92880

APN: 152481006 ASMT: 152481006
RAYMOND LIN
12807 CLEMSON DR
CORONA CA. 92880

APN: 152481007 ASMT: 152481007
JIANHONG TANG
QUNYING HE
12817 CLEMSON DR
CORONA CA. 92880

APN: 152481008 ASMT: 152481008
JAMES R HAMRICK
VERONICA D TOKARZ
12827 CLEMSON DR
CORONA CA. 92880

APN: 152481009 ASMT: 152481009
HENRY KHOA HO
XANH THI HO
16579 MT MICHAELIS CIR
FOUNTAIN VALLEY CA 92708

APN: 152481010 ASMT: 152481010
STEVEN A COWLES
DEBBIE A COWLES
C/O DEBORAH A COWLES
7480 COCO CT
CORONA CA. 92880

APN: 152481011 ASMT: 152481011
GUADALUPE QUIROZ
7490 COCO CT
CORONA CA. 92880

APN: 152481012 ASMT: 152481012
GARY SHAWN BATTIS
7495 COCO CT
CORONA CA. 92880

APN: 152481013 ASMT: 152481013
KIMBERLY K TRAN
TIMOTHY T LE
P O BOX 291
HUNTINGTON BEACH CA 92648

APN: 152481014 ASMT: 152481014
HAROLD BRAUNSTEIN
MARY L BRAUNSTEIN
7475 COCO CT
CORONA CA. 92880

APN: 152481015 ASMT: 152481015
MATTHEW KESSLER
MARYAM KESSLER
12857 CLEMSON DR
CORONA CA. 92880

APN: 152481016 ASMT: 152481016
RONNIE J CALHOUN
12867 CLEMSON DR
CORONA CA. 92880

APN: 152481017 ASMT: 152481017
CHIOU LEE
SHUN LEE
12877 CLEMSON DR
CORONA CA. 92880

APN: 152481018 ASMT: 152481018
FAZLE H HYDERI
NASREEN HYDERI
12887 CLEMSON DR
CORONA CA. 92880

APN: 152481019 ASMT: 152481019
EMI TAKAHARI
MASSAKI TAKAHARI
12897 CLEMSON DR
CORONA CA. 92880

APN: 152481020 ASMT: 152481020
NORTH CORONA 119 AF XXXII
C/O DEPT OF FAC MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 152482001 ASMT: 152482001
LOUIS LARA
12892 CLEMSON DR
CORONA CA. 92880

APN: 152482002 ASMT: 152482002
PAUL T LUU
3360 GOODMAN DR
SANTA ANA CA 92704

APN: 152482003 ASMT: 152482003
JOSE REYES
FRANCES TRUESDALE REYES
12872 CLEMSON DR
COORNA CA 92880

APN: 152482004 ASMT: 152482004
SCOTT A SMITH
TERI ECKMAN
12862 CLEMSON DR
CORONA CA. 92880

APN: 152482005 ASMT: 152482005
PAUL E VEGA
LETICIA VEGA
12852 CLEMSON DR
CORONA CA. 92880

APN: 152482006 ASMT: 152482006
ALAN G ROSS
12842 CLEMSON DR
CORONA CA. 92880

APN: 152482007 ASMT: 152482007
JOSE M HERRERA
MAYRA Z HERRERA
12832 CLEMSON DR
CORONA CA. 92880

APN: 152482008 ASMT: 152482008
SALVADOR JIMENEZ
CARMEN E MOLINA
12822 CLEMSON DR
CORONA CA. 92880

APN: 152482009 ASMT: 152482009
SUHAIL GHORI
12812 CLEMSON DR
CORONA CA. 92880

APN: 152482010 ASMT: 152482010
GUILLERMO ZARATE
MARISOL OCAMPO
12802 CLEMSON DR
CORONA CA. 92880

APN: 152482019 ASMT: 152482019
A BLAINE CALLISTER
VICKIE M CALLISTER
7418 MAGGIE LN
CORONA CA. 92880

APN: 152482020 ASMT: 152482020
MARGARET T TERINATE
DENNY TERINATE
SHERLY TERINATE
PAUL TERINATE
7428 MAGGIE LN
CORONA CA. 92880

APN: 152482021 ASMT: 152482021
LIVIO CENTANARO
7438 MAGGIE LN
CORONA CA. 92880

APN: 152482022 ASMT: 152482022
ANGEL JACK
7448 MAGGIE LN
CORONA CA. 92880



APN: 152482023 ASMT: 152482023
BIAO YANG
JIN GUAN
7458 MAGGIE LN
CORONA CA. 92880

APN: 152482024 ASMT: 152482024
MARTIN M MEDINA
MARGARITA MEDINA
7468 MAGGIE LN
CORONA CA. 92880

APN: 152482025 ASMT: 152482025
DAVID TIANDE CAI
SHUXIANG SUE ZHANG
758 MAROON PEAK CIR
SUPERIOR CO 80027

APN: 152483001 ASMT: 152483001
DAVID W SCHNEIDER
SHANNON SCHNEIDER
7426 MAYFIELD ST
CORONA CA. 92880

APN: 152483002 ASMT: 152483002
ERNESTO ALFREDO MORENO
419 N LELAND AVE
WEST COVINA CA 91790

APN: 152483005 ASMT: 152483005
WILLIAM J BEARDSLEY
BARBARA A BEARDSLEY
7421 MAYFIELD ST
CORONA CA. 92880

APN: 152483006 ASMT: 152483006
HARVINDER SINGH DUA
GARVINDER KAUR DUA
7431 MAYFIELD ST
CORONA CA. 92880

APN: 152483007 ASMT: 152483007
ALICIA MOLOY
7441 MAYFIELD ST
CORONA CA. 92880

APN: 152483008 ASMT: 152483008
ROBERT GLENN THOMAS
DIANA DONG XIA THOMAS
716 STONE RIDGE DR
SANTA ANA CA 92704

APN: 152483009 ASMT: 152483009
RICHARD RODRIGUEZ
LYNNE RODRIGUEZ
7461 MAYFIELD ST
CORONA CA. 92880

APN: 152483010 ASMT: 152483010
JOE N RUSH
LENA M RUSH
P O BOX 1441
CORONA CA 92878

APN: 152483011 ASMT: 152483011
MARK YANG
7494 WAKE FOREST DR
CORONA CA. 92880

APN: 152483012 ASMT: 152483012
JAMES TURNER
7484 WAKE FOREST DR
CORONA CA. 92880

APN: 152483013 ASMT: 152483013
CRISTOBAL M GONZALEZ
ELIZABETH GONZALES
7474 WAKE FOREST DR
CORONA CA. 92880



APN: 152483014 ASMT: 152483014
THELMA ANDERSON
KESHA MCCOY
7464 WAKE FOREST DR
CORONA CA. 92880

APN: 152483015 ASMT: 152483015
RASESH KOTAK
7454 WAKE FOREST DR
CORONA CA. 92880

APN: 152483016 ASMT: 152483016
JEFF KIRK
KATRINA MARIE KIRK
7444 WAKE FOREST DR
CORONA CA. 92880

APN: 152483017 ASMT: 152483017
NOHEMI LUNA
JOSE BACA
7434 WAKE FOREST DR
CORONA CA. 92880

APN: 152483027 ASMT: 152483027
NIXON SY
7413 MAGGIE LN
CORONA CA. 92880

APN: 152483028 ASMT: 152483028
ALEXANDER GONZALEZ
KARLA VANESSA GONZALEZ
7423 MAGGIE LN
CORONA CA. 92880

Applicant/Owner:
William Van Leeuwen
13000 Citrus Street
Corona, CA 92880

Engineer/Representative:
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment No. 918 and Environmental Assessment No. 41740

Project Title/Case Numbers

Adam Rush

County Contact Person

951-955-6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Albert A. Webb Associates

Project Applicant

3788 McCray Street, Riverside, CA 92506

Address

Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street and westerly of Hamner Avenue

Project Location

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41740 ZCFG05089 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA 41740, General Plan Amendment No. 918

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Adam Rush Title: Principal Planner Date: March 2, 2010

Applicant/Project Sponsor: Albert A. Webb Associates Date Submitted: February 4, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Adam Rush at 951-955-3200.

Revised: 10/16/07
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Please charge deposit fee case#: ZEA41740 ZCFG05089

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: MID-HILL PLACE \$64.00
paid by: CK 19272
CALIFORNIA FISH AND GAME FOR EA41740
paid towards: CFG05089 CALIF FISH & GAME: DOC FEE
at parcel: 12758 DAIRY ST COR
appl type: CFG3

By _____ Feb 04, 2008 15:19
MBRASWEL posting date Feb 04, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!